

## BRIEFING NOTES

<b>NAME OF GROUP:</b>	PLANNING COMMISSION
<b>DATE, TIME AND PLACE OF MEETING:</b>	Wednesday, July 19, 2017, 11:45 a.m., Bill Luxford Studio, Room 113, County-City Building, 555 South 10 <sup>th</sup> Street, Lincoln, Nebraska.
<b>MEMBERS IN ATTENDANCE:</b>	Tom Beckius, Tracy Corr, Tracy Edgerton, Chris Hove, Dennis Scheer and Sandra Washington; (Deane Finnegan and Maja Harris absent).
<b>OTHERS IN ATTENDANCE:</b>	David Cary, Steve Henrichsen, Paul Barnes, Brian Will, Rachel Andrew Thierolf, George Wesselhoft and Teresa McKinstry of the Planning Dept.
<b>STATED PURPOSE:</b>	Briefing on “ <b>Annexation Study</b> ” by Planning staff.

Chair Chris Hove called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

David Cary stated that he is excited about today’s information. The Planning Dept. hasn’t done an annexation study since 2008. He feels good about this information.

Paul Barnes stated that today is showing recommended areas for annexation. Staff has looked all over and gone through the criteria to get this down to eight areas. A State statute lays out what cities can do for annexation. Lincoln is a primary class city. This carries over to our Comprehensive Plan which has an annexation policy. The properties you will see today are contiguous and adjacent to the City. This information was presented to the Mayor and his staff. He is supportive. Information will be placed online and informational meetings will be held with affected property owners.

Andrew Thierolf stated that this is the kickoff to the public piece of this study. Staff will reach out to property owners in the next few days. Public outreach will be in the next few months. October 2017 through January 2018 will be formal annexation applications.

Annexation is typically at the owner’s request. Some areas along the City edge are already developed and will not request annexation. A few reasons for City initiated annexation are equity for taxpayers, clarity of service areas and allow for orderly and efficient growth. East of Lincoln is the Waverly Fire District. West of Lincoln is the Raymond Fire District. The LPlan 2040 – 2016 Update Comprehensive Plan says that City should annex land in Priority B areas that are contiguous and generally urban in character, as well as land that is engulfed by the City. Staff found eight areas that met at least one of the criteria. The areas involve 987 acres.

The cost and revenue property tax is a big piece. There will also be wheel tax and motor vehicle tax. Streets and operation maintenance is the biggest piece. There are additional maintenance operations. There are a couple of one-time costs. Per State statute, the City is required to reimburse the rural fire district for property going out of their district. There is also a one-time rural water payment. We have an agreement with the rural water district that says for every customer who gets annexed and hooks up to city water, the rural water district is reimbursed.

Paul Barnes noted that in terms of the streets, we received a conditions report from Public Works. Most streets are paved and just a few are gravel. Most are in good condition.

Washington questioned the differences between rural water and City water. Steve Henrichsen replied that rural water lines are much smaller and don't support fire hydrants. Water is largely treated on site. It is not able to sustain an urban environment.

Thierolf continued that an assessment district would need to be requested and approved by City Council. This would cover upgrading the roads and sewer water lines. The impact on the annexed properties would be that the property tax increase is roughly \$300 higher for every \$100,000. Wheel tax would need to be paid. The zoning wouldn't change. Wells can remain with an annual fee. Septic systems can remain in most cases. If you are within 300 feet of a line, you are required to tap into City sewer. This is at the homeowner's expense. Lincoln Fire and Rescue is a benefit. Properties would be part of the Lincoln Public Schools (LPS) district. Properties would have to comply with City ordinances such as large animals, discharging firearms, etc.

Washington wondered if large animals can be grandfathered. Thierolf replied they can be kept.

Thierolf stated that Subarea A is at N. 7<sup>th</sup> Street and Fletcher Avenue. It consists of 152 acres, 24 dwelling units, 2 churches and a tree farm. This area is almost completely surrounded by the City today. This would bring Interstate 80 into the City.

Subarea B is at N. 56<sup>th</sup> Street and Fletcher Avenue. It consists of 211 acres of agriculture and is completely surrounded by the City. It is almost entirely floodplain.

Subarea C is at N. 84<sup>th</sup> Street and Holdrege Street. It consists of 203 acres, 29 dwelling units and one church. It is almost completely surrounded by the City. An area to the north is not included. It is a little tougher to get utilities to that piece at this point.

Barnes noted that part of this study includes future areas to look at in the next two to three years. Part of what staff looked at as well, was location of existing sewer and water.

Thierolf continued that Subarea D is located at 93<sup>rd</sup> Street and "O" Street. It is 156 acres, 56 dwelling units, an LES substation and LPS fields. There is already City sewer going through the

northern part of the neighborhood. Barnes added that these acreages are one acre lots. Some of the property owners would like to be annexed.

Thierolf continued that Subarea E is at S. 84<sup>th</sup> Street and Yankee Hill Road. It is 68 acres and 18 dwelling units. There are other pieces in the area that will be surrounded soon. There is currently a study underway to study how the sewer pipe will be laid out. Those areas will be recommended for annexation in a year or two.

Subarea F is at S. 40<sup>th</sup> Street and Yankee Hill Road. It is 161 acres and one dwelling unit. This is the Yankee Hill Golf Course and one house. It is surrounded by City on three sides. There is an area to the east that will be looked at for annexation in a year or two.

Area G is located at SW. 1<sup>st</sup> Street and W. Denton Road. It is 32 acres and one storage building. It is surrounded by City on three sides,

Area H is located at S. 84<sup>th</sup> Street and Pioneers Boulevard. It 4 acres. It is surrounded by city. Areas to the south and east will be looked at for future annexation. It is served by a private sewer line today. Barnes added that once the Steven's Creek trunk line is brought down, those areas could be brought into the City.

Edgerton wondered about property owner conversations. Thierolf would expect a lot of property owners won't be too excited. Some owners are looking for annexation so they can receive city services. Barnes added that we time these annexations so they have time to plan for the extra expenses.

Hove inquired if staff has looked to see how much taxes will increase. Thierolf stated that most will see an increase of around \$900 to \$1,200 per year.

Washington questioned if homeowners have an opportunity to appeal. Thierolf responded that these will go before Planning Commission and City Council. Owners will have the opportunity to testify.

Hove understands that all these areas are requested by City, there are no owner requests. Thierolf replied he was correct. This was all initiated by the City. Hove understands the benefits are City sewer, water and roads. Thierolf believes the biggest initial benefit is Lincoln Fire & Rescue. A lot of these properties are already using City services, just not paying for them. Areas A, B, E and F were included in the last annexation study and weren't annexed at that time. Barnes noted that the boundaries of those areas included in 2008 are a little different now. We have taken a different approach now because we know the utilities are abutting the properties.

Scheer inquired how many areas are being looked at for the future. Thierolf pointed out some areas on the map that are potential areas. As the City continues to develop, most areas will be looked at.

Hove asked if the process will be to address these as a whole or individually. Thierolf responded that staff will do a staff report for each area.

Beckius wondered if these proposed areas are on individual systems or a common system. Thierolf replied they are all on individual systems. 13 are on rural water.

Barnes stated that staff is planning to hold neighborhood meetings. We will meet with single property owners.

Beckius believes this is a large undertaking. Thierolf stated that staff is just now starting the public process. There will be public meetings in August and early September 2017.

Corr requested that when annexations are presented to Planning Commission, the staff report used to be laid out with regard to certain qualifications from the Comprehensive Plan and whether those conditions were met or not. She liked the staff report laid out in that format.

Cary stated that staff feels confident in these areas based on the qualifications we looked at. We reviewed many areas and whittled it down to these areas being presented today. We would like to think that as we go through engagement with property owners that all these areas stay in the package. He believes this is the proper way to annex areas as they become surrounded by the City. Staff will keep commissioners apprised as these continue to move forward.

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Cary inquired if the commissioners had any comments or questions on the new format for staff report.

Corr would like to see the type a little larger on the first page of the staff report. It seems very small.

Washington likes the organization of the new reports.

Corr misses having the surrounding land uses on the front page. That is very helpful information that she looks at first.

There being no further business, the meeting was adjourned at 12:20 p.m.

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